

3472 Prior Station Road Cedartown, Georgia 30125
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\$299,366
50.74± Acres
Polk County



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Cedartown, GA / Polk County

SUMMARY

Address

3472 Prior station Road

City, State Zip

Cedartown, GA 30125

County

Polk County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.025535 / -85.39062

Acreage

50.74

Price

\$299,366

Property Website

www.garrettlandcompany.com



PROPERTY DESCRIPTION

This 50.74+- acre property is a mix of pine and hardwood trees. Lefever Road, also known as The Frenchman's Road, is now a dead-end road. Years ago, Lefever Road continued north and connected to Old Jackson Chapel Road near where the Pinhoti Trail now crosses it. When I drive down Lefever Road, I feel like I'm entering a cove in an 1800's farming community. The area is so quiet, I only hear the birds singing. There is a spring-fed pond in the middle of the acreage. I understand there are several springs on the acreage. While walking the property, I noticed several ridges with nice views of the valley.

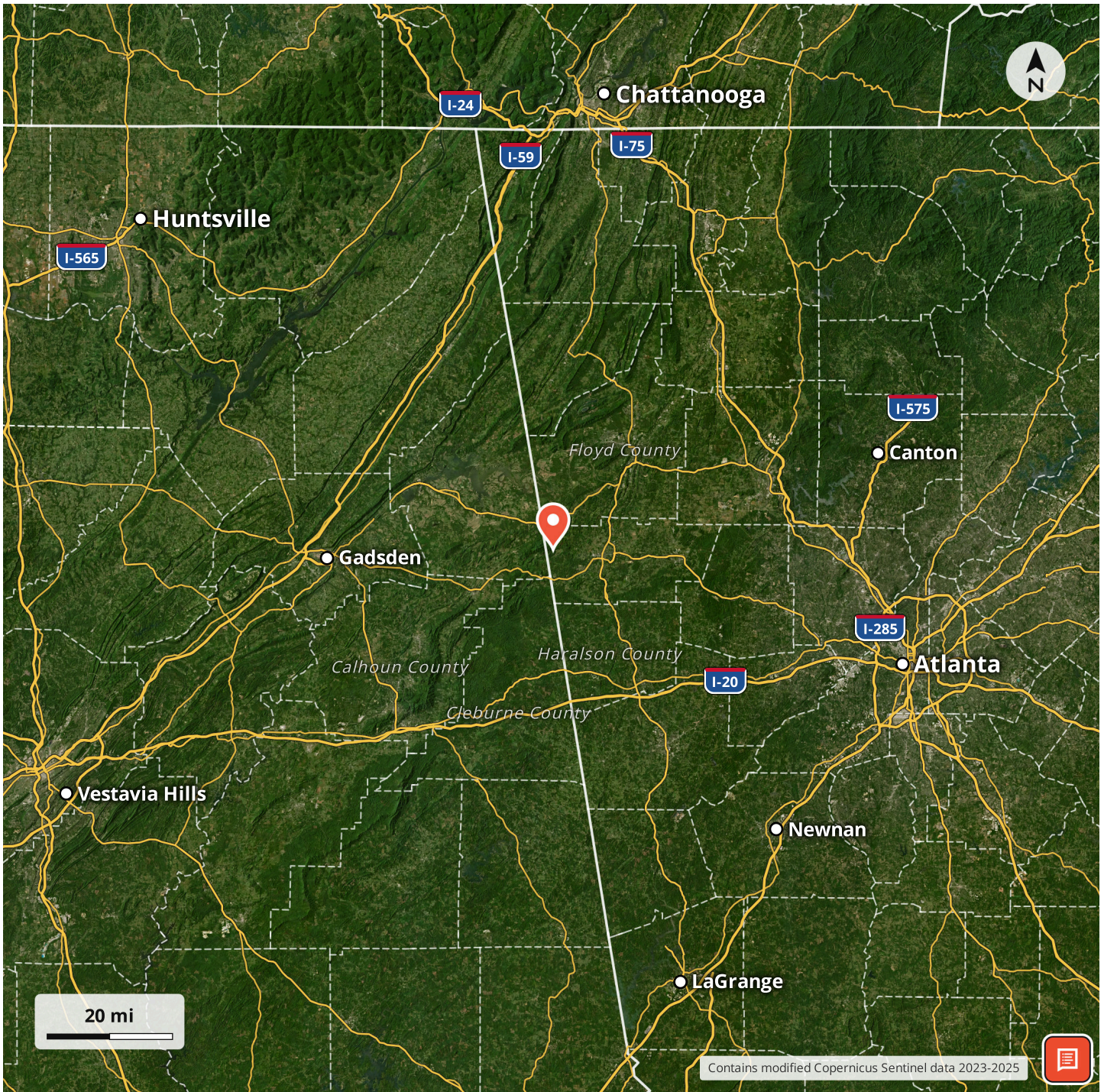
The seller is selling 50.74 acres from a larger parcel. A boundary survey will be required to transfer the property to the new owner. The property lines are well-flagged and marked for an acreage showing. Utilities include water, power, and internet.



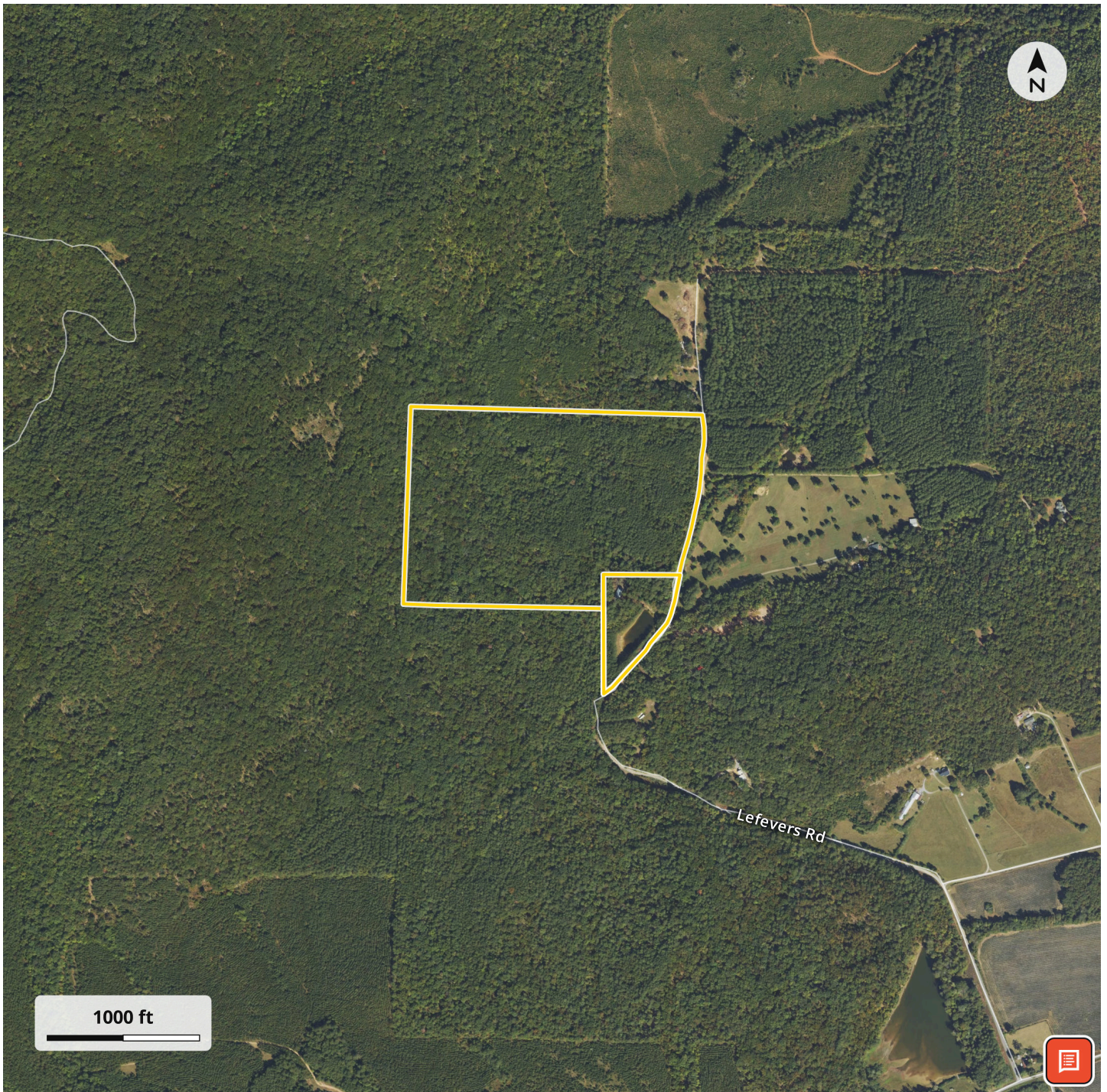
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Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.garrettlandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.garrettlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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